



Brookside Avenue,
Wollaton, Nottingham
NG8 2RD

£350,000 Freehold



Situated in the highly sought-after area of Wollaton, Nottingham, this delightful detached bungalow on Brookside Avenue offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you will step into the porch which then leads to the entrance hall, after that you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The bungalow features a well-appointed bathroom, ensuring all your essential needs are met with ease. The kitchen is typically a central hub in such properties, offering ample storage and workspace for culinary enthusiasts.

Outside, the property boasts parking for one vehicle, providing added convenience for residents and visitors alike. The surrounding area of Wollaton is known for its picturesque parks and local amenities, making it an attractive location for those who appreciate a blend of nature and urban living.

This bungalow presents a wonderful opportunity for anyone looking to settle in a peaceful neighbourhood while still being close to the vibrant city of Nottingham. With its appealing features and prime location, this property is not to be missed.



Porch

UPVC double glazed French doors lead to a tiled porch, with UPVC double glazed window to the side, and UPVC double glazed door with flanking window to the entrance hall.

Entrance Hall

With a loft hatch, radiator, useful cloak cupboard, and doors to the bathroom, two bedrooms, kitchen and lounge diner.

Lounge Diner

19'0" x 10'6" (5.8m x 3.22m)

A carpeted reception room with UPVC double glazed window to the front, gas fire, two radiators, UPVC double glazed French doors with flanking windows to the rear and a door to the kitchen.

Kitchen

10'5" x 7'10" (3.18m x 2.41m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob, tiled flooring and splashbacks, integrated dishwasher, space for a fridge freezer, radiator, spotlights, and UPVC double glazed door and window to the rear.

Bedroom One

12'10" x 10'4" (3.93m x 3.17m)

A carpeted double-bedroom with fitted wardrobes, UPVC double glazed window to the rear, and radiator.

Bedroom Two

9'6" x 8'2" (2.9m x 2.5m)

A carpeted double-bedroom with built-in storage cupboard, UPVC double glazed window to the front, radiator, and door to the garage.

Bathroom

Incorporating a four-piece suite comprising: panelled bath with handheld shower over, wash-hand basin and WC inset to vanity unit, shower cubicle with power shower, tiled flooring and wall, spotlights, wall mounted heater towel rail, extractor fan, and UPVC double glazed window to the front.

Garage

14'8" x 9'4" (4.49m x 2.87m)

Up and over garage door to the front, light and power, and door to the utility room at the rear.

Utility

With plumbing for washing machine and tumble dryer, vinyl flooring, Worcester combination boiler, and UPVC double glazed door and window to the rear.

Outside

To the front of the property, you will find a block paved driveway offering car standing, gravelled gardens, stocked beds and borders and gated side access leading to the well-maintained private and enclosed rear garden, which includes two patio areas, a lawned area, mature trees and shrubs, useful storage shed, and fence boundaries.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

Disclaimer:

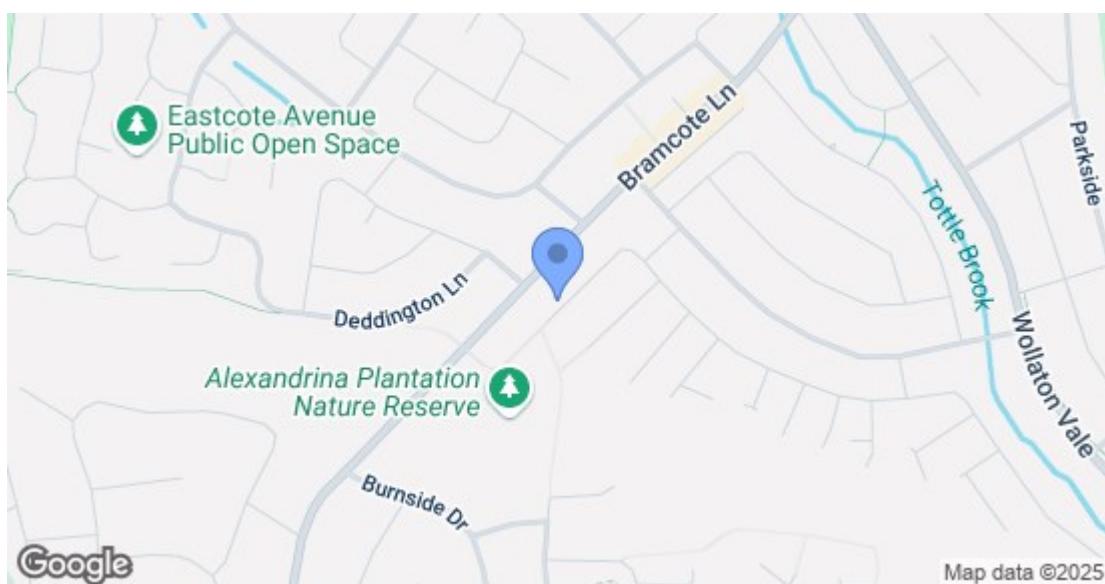
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	68
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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